

085.0

0003

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

958,800 / 958,800

USE VALUE:

958,800 / 958,800

ASSESSED:

958,800 / 958,800

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
92		MADISON AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: NABHAN JOSEPH	
Owner 2: CABALLERO-FRANCO CELIA	
Owner 3:	

Street 1: 92 MADISON AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: PARADIGM 92 MADISON AVE LLC -
Owner 2: -
Street 1: 105 MADISON AVE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION	
This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Clapboard Exterior and 2618 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes
Code Fact Units Price/Units Type Type Factor Value Price Adj Neigh Influ Mod 1 % 2 % 3 % Value Class % Land Code Value
101 One Family 5000 Sq. Ft. Site 0 70. 1.14 6

IN PROCESS APPRAISAL SUMMARY									Legal Description			User Acct	
101	5000.000	559,800			399,000	958,800						53453	
Total Card	0.115	559,800			399,000	958,800						GIS Ref	
Total Parcel	0.115	559,800			399,000	958,800						GIS Ref	
Source: Market Adj Cost		Total Value per SQ unit /Card:	366.23		/Parcel: 366.2							Insp Date	

PREVIOUS ASSESSMENT									Parcel ID		
2020	101	FV	559,800	0	5,000.	399,000	958,800	958,800	Year End Roll		12/18/2019
2019	101	FV	80,900	0	5,000.	393,300	474,200	474,200	Year End Roll		1/3/2019
2018	101	FV	161,900	0	5,000.	302,100	464,000	464,000	Year End Roll		12/20/2017
2017	101	FV	161,900	0	5,000.	285,000	446,900	446,900	Year End Roll		1/3/2017
2016	101	FV	161,900	0	5,000.	262,200	424,100	424,100	Year End		1/4/2016
2015	101	FV	155,100	0	5,000.	245,100	400,200	400,200	Year End Roll		12/11/2014
2014	101	AB	155,100	0	5,000.	225,700	380,800	380,800			3/11/2014
2014	101	FV	179,300	0	5,000.	225,700	405,000	405,000	Year End Roll		12/16/2013

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2020	101	FV	559,800	0	5,000.	399,000	958,800	958,800	Year End Roll		12/18/2019
2019	101	FV	80,900	0	5,000.	393,300	474,200	474,200	Year End Roll		1/3/2019
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 6	- Colonial			Full Bath: 1	Rating: Very Good																		
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good																		
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																		
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good																		
Prime Wall: 2	- Clapboard			A HBth: 1	Rating:																		
Sec Wall: 1				OthrFix: 1	Rating:																		
Roof Struct: 1	- Gable			OTHER FEATURES																			
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good																		
Color: BLUE				A Kits: 1	Rating:																		
View / Desir:				Fpl: 1	Rating: Average																		
GENERAL INFORMATION				WSFlue: 1	Rating:																		
Grade: B	- Good			CONDOS INFORMATION																			
Year Blt: 1947				Location:																			
Alt LUC:				Total Units:																			
Jurisdct: G20				Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION					REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD				Phys Cond: GD - Good	0.6 %					Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wall: 1	- Drywall			Functional:	%					Interior:	1	6	2	M									
Sec Int Wall: 1				Economic:	%					Additions:													
Partition: T	- Typical			Special: NC - New Cons't	10. %					Kitchen:													
Prim Floors: 4	- Carpet			Override:	%					Baths:													
Sec Floors: 3	- Hardwood			Total: 10.54 %						Plumbing:													
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ: 125.00		COMPARABLE SALES				Heating:													
Bsmnt Gar:				Size Adj: 1.20147061		Rate	Parcel ID	Typ	Date	Sale Price													
Electric: 3	- Typical			Const Adj: 0.98304033																			
Insulation: 2	- Typical			Adj \$ / SQ: 147.637																			
Int vs Ext:				Other Features: 107418																			
Heat Fuel: 3	- Electric			Grade Factor: 1.33																			
Heat Type: 15	- H.V.A.C			NBHD Inf: 1.00000000																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100				LUC Factor: 1.00																			
Solar HW: NO				Adj Total: 625718																			
% Com Wall				Depreciation: 65951																			
				Depreciated Total: 559767																			
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:	PARCEL ID 085.0-0003-0005.0				IMAGE									
SPEC FEATURES/YARD ITEMS														AssessPro Patriot Properties, Inc									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:				Total Special Features:							Total:											